

ZHB Case # 250013

Mount Joy Township
8853 Elizabethtown Rd
Elizabethtown, PA 17022
Phone: (717)367-8917 - Fax: (717)367-9208

RECEIVED

JUL 30 2025

MOUNT JOY TOWNSHIP

Zoning Hearing Board Application

1. Applicant Information

Name: RVTS Enterprises, LLC

Address: 38 Windermere Way City/State/Zip: Kennett Square, PA 19348

Phone: (717) 579-4008 Fax: _____

E-mail: Tommasilio@hotmail.com

2. Landowner Information (if different from the Applicant)

Name: same

Address: _____ City/State/Zip: _____

Phone: _____ Fax: _____

E-mail: _____

3. Property Information

Property Address: Tax Account # 460-68253 1054 Dairy Lane (Vacant)

City/State/Zip: Elizabethtown, PA 17022

Existing Use: Agricultural (Row Crops) Proposed Use: Solar Panel Array

Total Property Area (Sq. Ft. or Acres): 1.0 acres

FOR TOWNSHIP USE ONLY

Date Application Received: July 30, 2025

Date Application to be heard: September 3, 2025

Tax Parcel #: 460-68253-0-0000

Zoning District: Limited Commercial District (C1)

Application Denied/Approved: _____

4. Request for Special Exception

Section(s) of Zoning Ordinance for which a Special Exception is requested:

§ 135-7 Uses not specifically provided for.

Provide an explanation of your proposal, particularly, why you need a special exception and for what type of use the special exception is being requested for:

The intended use (Small Scale Solar Energy System) is not provided for is not provided for in any zoning district.

This site is suitable for a Special Exception Use because:

Advanced technology has enabled a cost effective way of constructing low profile and smaller panels to enable smaller areas to be viable. The low profiles allow them to be installed with smaller supports and thus less cost.

How will the request affect adjacent properties? (Dust, noise, fumes, odors, glare, increased traffic, character of the neighborhood etc.):

It should be a low or no impact use. This is at the end of a dead end street and adjoined by ag fields or another property which will also have solar panels installed as an accessory use. Ag is not a permitted use in C-1 but grandfathered. A 1.5 acre solar system is located approximately 1000' from this site at the school.

5. Expansion of Special Exception Uses

Are there any existing nonconformities on the lot, if so list them:

Existing and proposed square footage of the structure:

Percentage of Expansion:

Existing front, side and rear yard setbacks:

[illegible]

$\text{Cost}(t) = f(t)$, $\forall t \in [0, T]$. Optimal cost: $J^* = J(u^*)$.

<https://doi.org/10.1016/j.jmb.2019.05.005>

7. Certification

I/we, the undersigned, do hereby certify that:

1. The information submitted here in is true and correct to the best of my/our knowledge and upon submittal becomes public record.
2. Fees are not refundable, and payment does not guarantee approval of the Zoning Hearing Board Application.
3. All additional required written graphic materials are attached to this application

Thomas J. Marsilio
Applicant Signature

7/23/2025
Date Signed

Thomas J. Marsilio
Applicant's Name (Printed)

Landowner Sign (if different from Applicant)

Date Signed

Landowner's Name (Printed)



MECK-TECH INCORPORATED

*Professional Engineers and
Land Surveyors since 1971*

CONSULTING ENGINEERS • LAND SURVEYORS • SITE PLANNERS • PROJECT MANAGERS • MUNICIPAL ENGINEERS

Arthur T. Thomas, P.E. art@meck-tech.com
Michael T. Thomas, P.E. mikel@meck-tech.com
25 Old School Road, Selinsgrove, PA 17870

Telephone (570) 884-3333
Fax (570) 884-3344

RVTS ENTERPRISES, LLC Solar Project Narrative

Site Information

RVTS ENTERPRISES, LLC owns a parcel of land located on Daily Lane within the Township. It is zoned C-1 Limited Commercial District. This lot was subdivided previously through the approval of the Township. The lot is one acre in size. The lot is currently undeveloped and the owner has been allowing the local farmer to continue to plant and harvest crops on his property until such time as the owner wishes to develop the lot.

The owner has an opportunity to construct a solar energy system on this site. Since there is no use on this lot which requires electricity, this would not be an accessory use. Section 135-32 Definitions does define a Large-Scale Solar Energy System with the specific design feature being larger than one acre. There is no definition of a solar energy system less than one acre, however, for purposes of this application it can be assumed that it should be called a Small-Scale Energy System. To be fair, when the Zoning Ordinance was written, such a system would not have been practicable. However, innovation and technology have come together to make this a viable option. In this case, since there is no definition or zone permitting a "Small-Scale Solar System", the use would fall under Section 137-7 of the Zoning Ordinance which requires for a Special Exception to be granted by the Zoning Hearing Board.

Section 137-7 Uses not specifically provided for.

This Section of the Ordinance requires that the listed conditions be met. This application demonstrates compliance with the listed conditions as follows:

- A. This use will not require regular attendance of personnel on site except routine inspections and maintenance. There is no customer base. There is no building needed.
- B. Solar energy is a permitted use if it is accessory in this district if:
 - a. It is used onsite, and
 - b. Only sold back to the utility if it generates more than the needed power.
- C. The specific requirements of this section will be addressed separately in the next section.
- D. The proposed use is neither defined nor permitted at any place within the Ordinance.
- E. All regulations within the C-1 District will be complied with.
- F. All other permits and standards will be completed in accordance with the Township regulations.

Section 135-383-B

- 1) Since this is a "Use Not Provided For", there is no specific Zoning Classification District to which it can comply. However, Section 135-313.D.3 sets forth information to be presented to the Zoning Hearing Board at the hearing for a Large-Scale Solar Energy System. RVTS ENTERPRISES, LLC will submit this information in as much it is

applicable to a Small-Scale Solar Energy System.

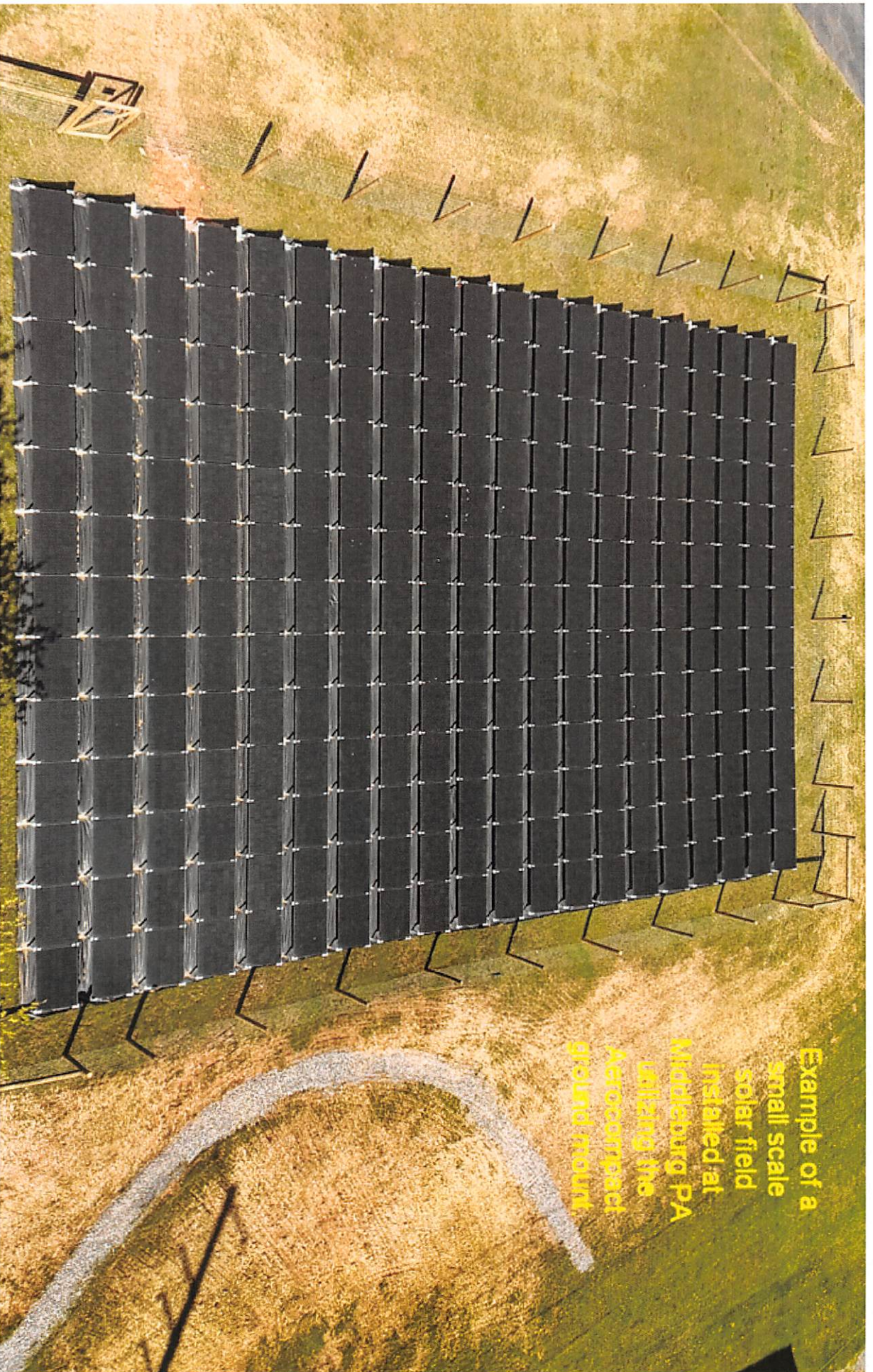
- 2) This project will generate minimal daily traffic as there are no onsite personnel on a daily basis and no goods or services are provided.
- 3) The only design features of this project are the solar array and associated ancillary electrical components. The required setbacks and screening/fencing will be per Township standards.
- 4) The project is located on a dead-end street adjoined by agricultural uses and a medical clinic which is also proposing solar panels as an accessory use (either current or in the near future).
- 5) The design of the solar arrays and ancillary components will be designed to adhere to all applicable codes.
- 6) Noted.
- 7) Noted.

Conclusion

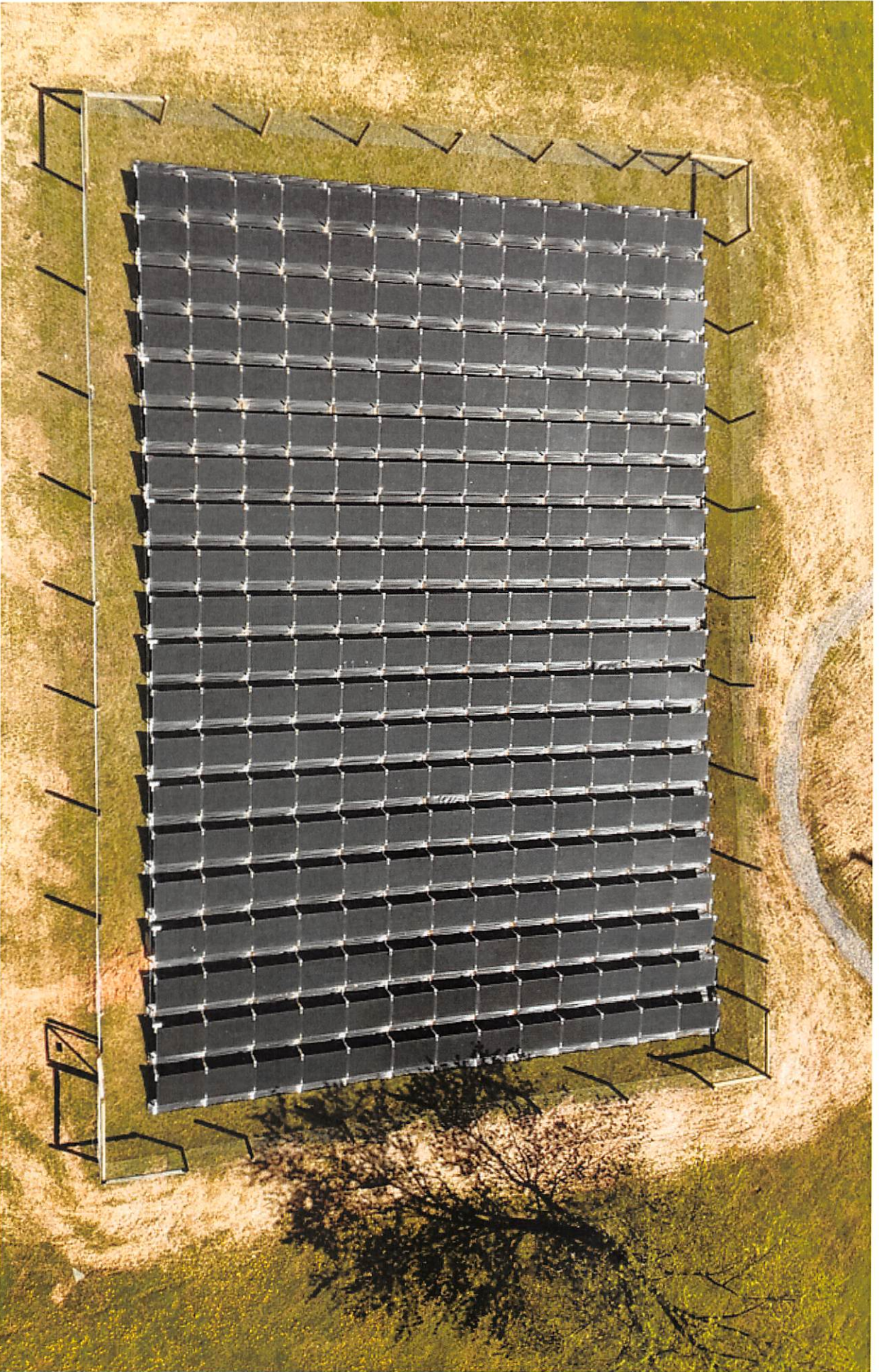
RVTS ENTERPRISES, LLC looks forward to completing this project in Mt. Joy Township. The goal is to work in cooperation with the Township. Based on the criteria of the Zoning Ordinance, the owner believes that this project can be completed in compliance with the applicable Ordinances.

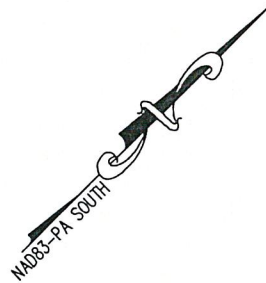






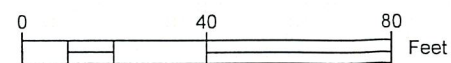
Example of a
small scale
solar field
installed at
Middleburg PA
utilizing the
Astrocompact
ground mount





N/F DAVID W. SWEIGART III
PARCEL ID: 460-67661-00000
DEED REF: 2746-16
PLAN REF: 2019-0371-J

ALLOWABLE AREA FOR
SOLAR PANEL
MAXIMUM AREA FOR
SOLAR PANELS 26,875 SF



N/F DAVID W. SWEIGART III
PARCEL ID: 460-67661-00000
DEED REF: 2746-16
PLAN REF: 2019-0371-J

N/F RVTS ENTERPRISES LLC
PARCEL ID: 460-68253-00000
DEED REF: 5343792
PLAN REF: J-194-037

N/F D&C REALTY LP
PARCEL ID: 460-90385-00000
DEED REF: 6495686
PLAN REF: J-194-037

EXISTING PHYSICAL
THERAPY

DAIRY LANE (T997)
ROW: 50 FT

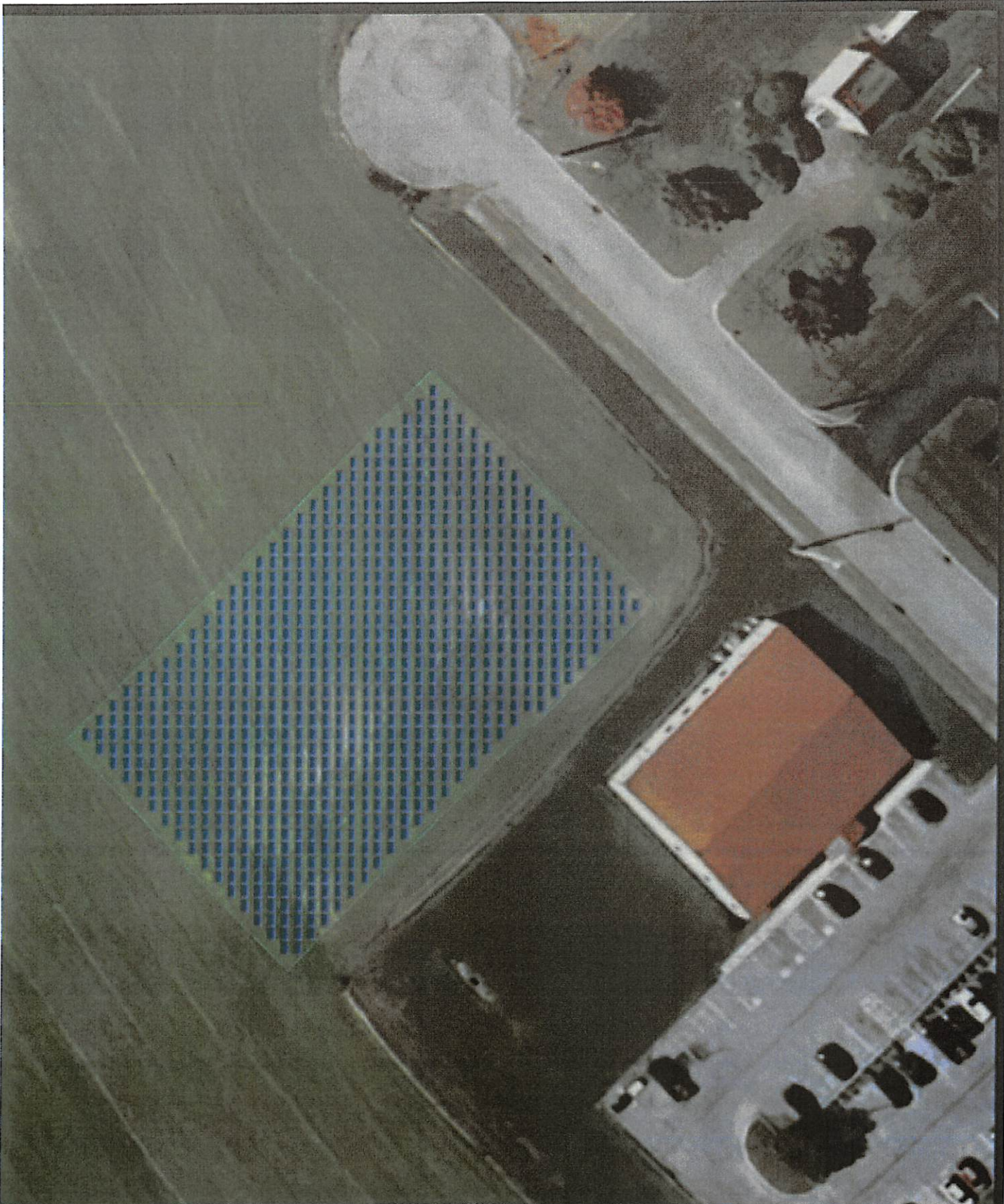
SIDEWALK

Deed Reference # 5343792	Tax Map/Parcel # 460-68253-00000	County LANCASTER		Date	
Municipality MOUNT JOY TWP				Revision/Issue	
No.					

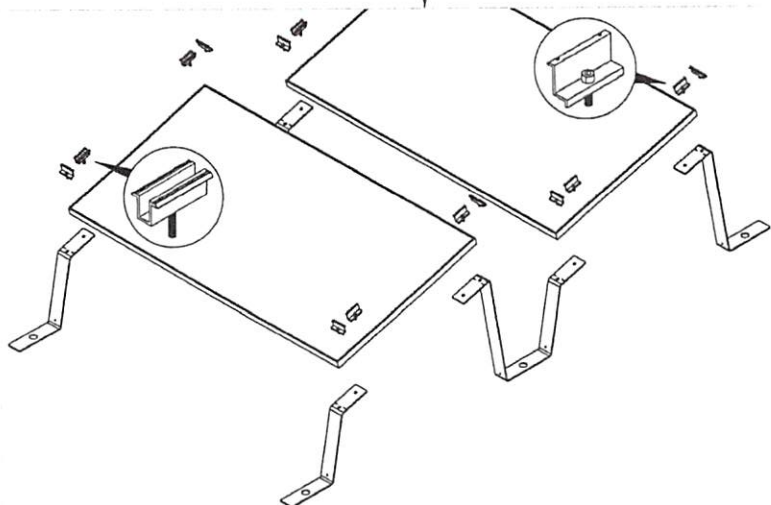
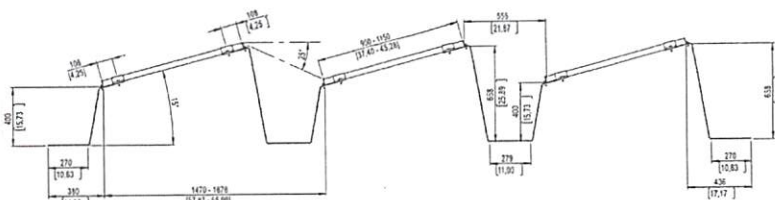
Meck-Tech Incorporated
25 Old School Road
Selinsgrove, PA 17870
Ph: (570) 884-3333
meck-tech.com

Project Name and Address
RVTS Enterprises Solar
Dairy Lane
Elizabethtown, PA 17022

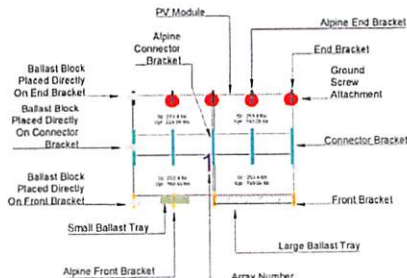
Sheet Name: ZONING EXHIBIT			
Project 2536M101	Sheet 1		
Date September 28, 2025	Scale 1" = 40'		


















A line drawing of a three-row, four-column grid of rectangular panels, likely solar cells, mounted on a frame with adjustable legs. The panels are arranged in a 3x4 grid. The frame consists of a top rail, a bottom rail, and side rails. The bottom rail is supported by four adjustable legs, each with a stack of horizontal plates. The top rail is supported by two adjustable legs, each with a stack of horizontal plates. The side rails are supported by two adjustable legs, each with a stack of horizontal plates. The panels are connected to the frame by small rectangular components.



EX. PV ARRAY



	[Large Ballast Tray]
	[Small Ballast Tray]
	[Ballast Placed Directly on Brackets]
	[Number of Ballast Required]
	[Ground Screw Attachment]
	Slip: "N" [Slip Value]
	Uplift: "N" [Uplift Value]
	[End Bracket]
	[Connector Bracket]
	[Front Bracket]
	"A" [Array Number]
	[Alpine End Bracket]
	[Alpine Front Bracket]
	[P/V Module]
	[Alpine Connector Bracket]

Project name:	E town project
Project roof:	Ground mount
Status:	Work in Progress

Address:	1070 Dairy Ln Elizabethtown, Pennsylvania 17022
Latitude/Longitude:	40.16199, -76.57575

ASCE Code:	ASCE 7-16
Risk Category:	I
Exposure Category:	Exp. C
Wind load:	19.97 psf
Basic wind speed:	105 mph
Ground Snow Load:	25 psf
Roof Snow Load:	25 psf
Seismic SDS:	0.175
Elevation:	0 ft

Manufacturer:	Axitec GmbH
Model:	AC-400MBT/108V black
Wattage:	400 W
Dimensions:	67.8 in x 44.65 in x 1.18 in
Weight:	47.4 lbs

Mounting Product:	COMPACTGROUND G15
System Size DC:	326 kWp
System Tilt:	15 °
Row Spacing:	21.85 in
Total Module + Racking Weight:	45,296.51 lbs
Total Ballast Weight:	0 lbs
Total Dead Load:	45,296.51 lbs

REV #	Description	Planner	Date
00	Orig. Design	SS	5/30/2025
01	Layout	SS	6/18/2025
02			
03			



AEROCOMPACT.COM
901A Matthews Mint Hill Road
Matthews, NC 28105
800.574.0474

Sheet

100

PE STAMP

General Notes

Ballast blocks and Mechanical Attachments are generally not provided by Aerocompact. Procurement must ensure: the physical blocks match the designed values for length, width, height, and weight - Ballast Blocks should comply with ASTM (<https://www.astm.org/>) concrete roof pavers designation C1491-14 or C90- 16a for a "normal weight" density with a compressive strength of 3000 PSI. The block should have an integral water repellent suitable for the climate. Mechanical attachment flashing matches the existing roof type and membrane manufacturer.

Mechanical attachments designed by others. It is the responsibility of the Structural Engineer of record for the building to specify the fastener type and quantity. Aerocompact cannot verify existing conditions of the structure. Grounding Lugs accept a range of copper and aluminum wire and are mounted using an M8 bolt in suitable holes found on any Aerocompact bracket.

This document has been created by Aerocompact's design software Aerotool. Aerocompact as product vendor is not liable for results caused by incorrect entry data or incorrect software handling by the designer. Aerocompact designers are not liable for results caused by incorrect entry data provided by constructor or client. Load assumptions may have to be checked with local authorities. Friction coefficients - unless estimated conservatively - should be measured on site. Construction requires - besides the document at hand - the full project report from Aerotool and Aerocompact's installation instructions for the system to be built. Finally, the array layout, spacing and position, as well as ballasting/fixation must strictly follow the project documentation

COMPACTGROUND G15/20

PROJECT REPORT

E town project

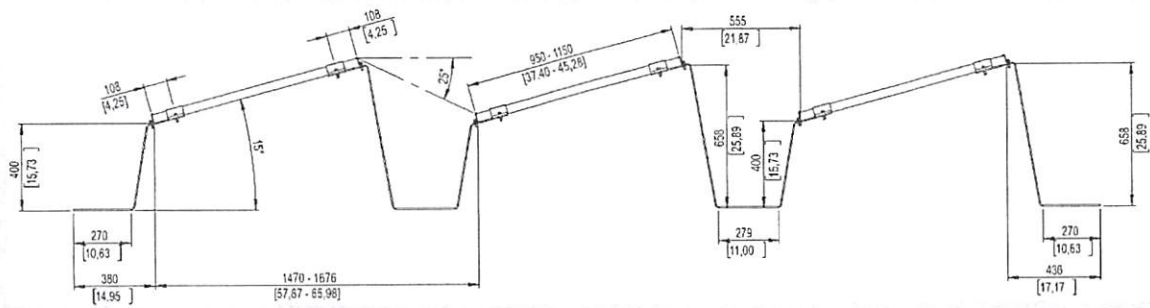
Ground mount

6/18/2025



www.aerocompact.com

RACKING PARAMETER[GROUND MOUNT]



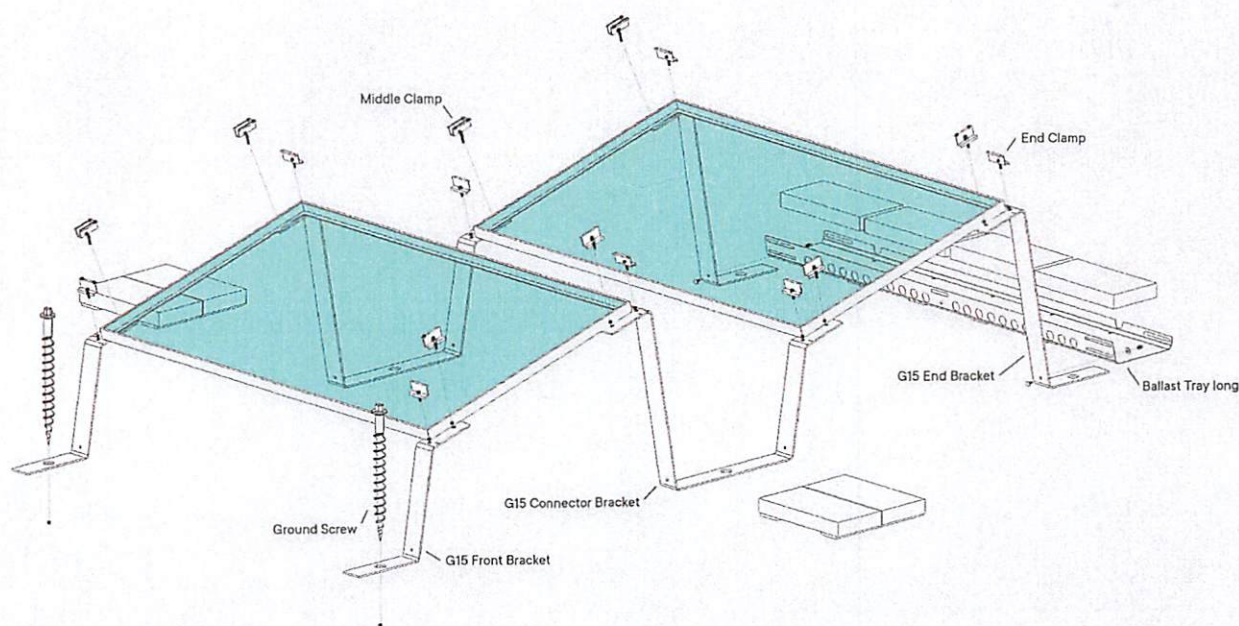
Bracket tilt α [°]:	15
Inter-row spacing	21.85 in
Static coefficient of friction	0.5
Suggested friction constants need to be checked by the installer/customer (wet and dry testing). In case the onsite testing results in a lower friction constant, the latter must be entered here for the static load calculation. Friction constants suggested for flat roofs are based on tests on typical roofing foils carried out by Aerocompact in cooperation with TÜV Rheinland. Friction constants suggested for other surfaces are based on tests carried out by Aerocompact in addition to the former. Similar surfaces made up of comparable materials may show diverging friction constants.	
Ballast Block	32 lbs
Height H	4 in
Length B	16 in
Width T	8 in
Distance to roof edge	60 in

USE OF ATTACHMENT POINTS [GROUND MOUNT]

Installation of the attachment points:
In case where uplift resistance is required in addition to the designed ballast weight, or to resist seismic/lateral loads, Aerocompact may design a hybrid solution, utilizing mechanical attachments for supplementation

Calculation Details :

Attachment Points	420
Allowable shear load:	250 lbs
Allowable tensile load:	250 lbs



NOTE: The position of the attachment points are calculated by Aerocompact and must be strictly installed according to the static report to be code compliant.



MOUNT JOY TOWNSHIP

• Lancaster County, Pennsylvania •

8853 Elizabethtown Road, Elizabethtown, PA 17022
717.367.8917 • 717.367.9208 fax
www.mtjoytp.org

August 8, 2025

Certified Mail # 9407 1118 9876 5475 6219 22

RVTS Enterprises, LLC
38 Windermere Way
Kennett Square, PA 19348

Re: Proposed Solar Panel Array
Property Located at 1054 Dairy Lane, Elizabethtown, PA 17022
Tax Parcel Account #460-68253-0-0000
Case #250013

Dear Sir or Ms.:

I have reviewed the above-referenced zoning hearing application submitted to Mount Joy Township on July 30, 2025. The hearing for the application is scheduled for **6:00 P.M. on Wednesday, September 3, 2025** at the Mount Joy Township Municipal Building located at 8853 Elizabethtown Road, Elizabethtown, PA 17022. I offer the following comments on the application:

- You have provided multiple images demonstrating an example of the proposed solar panel array as well as the subject property. They will be provided to the Zoning Hearing Board along with your full application package.
- 1054 Dairy Lane is an unimproved 1-acre lot located in the C-1 – Limited Commercial District. The proposed solar array would be a principal use on the property occupying approximately 26,875 sf. per the application package. This does not meet the Zoning Ordinance’s definition of “large scale solar energy system” because it covers less than one acre in area.
- The applicant is seeking and has requested approval of the proposed project via Chapter 135 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Zoning Ordinance of 2012. The following special exception request has been made pursuant to Chapter 135:

(1) Chapter 135, Article I, §135-7 – uses not specifically provided for

General criteria for special exceptions are found in §135-383.B of the Zoning Ordinance. You have addressed these criteria in the narrative of the application package.

In the event the Mount Joy Township Zoning Hearing Board would approve the application, the Township recommends the following conditions be applied to any approvals:

1. Applicant shall comply with all other provisions contained in Chapter 135 of the Code of Ordinances of the Township of Mount Joy for which relief has not been requested or granted.
2. Applicant shall apply for and obtain the appropriate permits from Mount Joy Township for the proposed improvements.
3. Applicant shall obtain Land Development Plan approval from the Mount Joy Township Planning Commission, or a waiver thereof.
4. Applicant shall gain approval of a Stormwater Management Site Plan or demonstrate to the Township Engineer’s satisfaction that stormwater will infiltrate into the ground beneath the solar panels at a rate equal to that of the infiltration rate prior to placement of the panels.

5. Applicant and any representatives of the Applicant shall comply with and adhere to the testimony and any evidence presented to the Mount Joy Township Zoning Hearing Board at the hearing held on September 3, 2025 and any continued hearings, if applicable, except to the extent modified by the conditions imposed by the Mount Joy Township Zoning Hearing Board herein.

The Township reserves its right to revise, amend and/or extend the aforementioned list of recommended conditions of approval based upon the testimony presented at the hearing. Please note that these conditions are a recommendation from the Township. If the Mount Joy Township Zoning Hearing Board approves the application, they may change or add conditions if they determine such actions are appropriate based on the testimony and evidence presented and submitted at the hearing.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Justin S. Evans". The signature is written in a cursive style with a large, stylized 'J' and 'E'.

Justin S. Evans, AICP
Assistant Zoning Officer
Mount Joy Township

Copy: RVTS Enterprises, LLC – First Class Mail
Scott Shambach, PLS – via Email
MJT Zoning Hearing Board
File

Enclosures